Regular Board Meeting
Blackman Charter Township
July 20, 2026

The Blackman Charter Township Board convened at 6:00 p.m. on Monday, July 20, 2026 at the Township Hall, 1990 West Parnall Road, Jackson, Michigan.

Members present: Supervisor Jancek, Clerk Elwell, Treasurer Preston, and Trustees: Ambs, Boulter, Pack and Thomas
Members absent:
Public Attendance:

Ray Snell	Chris Crisenbery	Jessica Steller
Rose Brandt	Nate Edwards	Keith Steller
Sally Heavy	Mark Johnston	Pat Way
Dawn Warfield	Jodi Phebus	Linda Shaughnessy
Dan & Dodi Decker	Debbie Beltran	Mark & Diana Clevenger
Greg Jones	Karen Kurzynowski	Shirley Jancek
	Several who did not sign in	

CALL TO ORDER / PLEDGE OF ALLEGIANCE

BRIEF PUBLIC COMMENTS - (Agenda Items Only: two-minute limit)

1. **Dawn Warfield**, *resident*
    a. In opposition to allowing chickens in residential areas
2. **Karen Kurzynowski**, *resident*
    a. In opposition to allowing chickens in subdivision communities.
3. **Greg Jones**, *resident*
    a. In opposition to the zoning change for Jimmie's Towing
4. **Colleen**, *resident*
    a. In opposition to allowing chickens.
5. **Rose Brandt**, *resident*
    a. Fallen tree on neighbor's property
6. **Loren Smith**, *resident*
    a. In opposition to the zoning change for Jimmie's Towing
7. **Sally Heavy**, *resident*
    a. In opposition to the zoning change for Jimmie's Towing
8. **Mark Johnston**, *representative manager of Jimmie's Towing*
    a. Stressed the evaluations from EGLE
9. **Keith Stellar**, *resident*
    a. Public Safety, budget, development on Clinton Way
10. **Jessica Stellar**, *resident*
    a. Public Safety, budget
11. **Chris Crisenbery**, *AE Design representative; Jimmies Towing*
    a. Jimmies Towing has not submitted a site plan
12. **Ray Snell**, *9th District County Commissioner*
    a. Airport renovations report
    b. Grant – roof, windows, restaurant, restrooms.
    c. Additions work; asbestos remediation, ceiling, damaged drain pipes, carpentry, light fixtures.
    d. Clinton Way building project has been a mess. Will attend a meeting to discuss this project to find a resolution soon.

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AGENDA APPROVAL

1. Additions/Deletions

Motion by Treasurer Preston, supported by Clerk Elwell to approve the Board of Trustee agenda for the Regular Board Meeting held on Monday, July 20, 2026, as presented.

Unanimously approved by voice vote

MINUTES APPROVAL

1. No Changes/corrections

Motion by Clerk Elwell, supported by Trustee Pack to approve the Board of Trustee minutes for the Regular Board Meeting held on Monday, June 15, 2026

Unanimously approved by voice vote

Motion by Treasurer Preston, supported by Trustee Thomas to approve the Board of Trustee minutes for the Special Board Meeting held on Wednesday, June 17, 2026

Unanimously approved by voice vote

Motion by Clerk Elwell, supported by Treasurer Preston to approve the Board of Trustee minutes for the Closed Session held on Wednesday, June 17, 2026

Unanimously approved by voice vote

Motion by Trustee Thomas, supported by Trustee Ambs to approve the Board of Trustee minutes for the Special Board Meeting held on Tuesday, July 14, 2026

Unanimously approved by voice vote

PRESENTATIONS (fifteen-minute limit)

CONSENT AGENDA

1. Approval of payroll for the dates 06/05/26 in the amount of $230,357.70 and for 06/19/26 in the amount of $215,218.10
2. Approve $350,000.00 transfer of funds from General Fund to Public Safety Fund for the month of June 2026
3. Receive Revenue and Expenditure Report for the month of June 2026.

Motioned by Treasurer Preston, supported by Clerk Elwell

Roll Call: *Ayes – Elwell, Pack, Thomas, Boulter, Ambs, Jacek, Preston*

Nays - None ***Motion Approved***

SUPERVISOR'S UPDATE

TREASURER'S UPDATE

1. Summary of Accounts
2. Comerica Bank to become 5th/3rd; merge to be complete in September
3. Township will have a new agent to handle investments; details to follow
4. Deputy Treasurer, Hal, doing a great job managing tax collection

CLERK'S UPDATE

1. Election Commission approved election inspectors for Early Voting and Election Day and conducted the Public Accuracy Testing for the August Primary Election
2. 3325 Absent Voter Ballots were sent out; AV ballots being returned in person rather than by mail.

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PUBLIC SAFETY

1. Minutes from Public Safety Committee meeting Monday, May 11, 2026 – Approved

APPROVE WORK PROPOSAL QUOTE FROM MDIS

Motion by Trustee Ambs, supported by Clerk Elwell to approve Work Proposal Quote #JWH003914 from MDIS to add RFID and electronic strikes to five (5) doors in the existing Public Safety Building for the quoted price of $19,863.50.
Roll Call: *Ayes - Ambs, Thomas, Jancek, Elwell, Preston, Pack, Boulter*
Nays – None ***Motion Approved***

PLANNING COMMISSION

1. Minutes from Planning Commission meeting Tuesday, July 07, 2026 – Draft

CASE #1606 REZONE DENIAL

Motion by Treasurer Preston, supported by Clerk Elwell to accept the Planning Commission's recommendation to deny Case #1606 – Rezone: Split zoning property C-3(east) & RS-1(west) to RM-1(east) & RS-1(west); located at Clinton Way; Parcel #000-08-16-305-001-00; Zoned RS-1 (Suburban Residential & C-3 (Commercial); Requested by DJW Development LLC; Presented by DJW Development LLC - Rezone from C-3 to RM-1 for apartments.
Roll Call: *Ayes – Jancek, Preston, Pack, Thomas, Elwell, Ambs, Boulter*
Nays - None ***Motion Approved***

CASE #1607 REZONE APPROVAL

Motion by Treasurer Preston, supported by Clerk Elwell to approve Case #1607 - Rezone: Split zoning property RS-1/C-3 to all C-3 Highway Commercial; located at 4201 W. Michigan Ave., Jackson, MI 49201; Parcel 000-08-31-326-003-01, Zoned RS-1 (Residential Suburban)/C-3 (Highway Commercial), Requested by Mark Johnston (Jimmies Towing; Presented by Mark Johnston (Jimmies Towing); Presented by Mark Johnston (Jimmies Towing)
Roll Call: *Ayes - Boulter, Preston, Jancek, Ambs, Elwell*
Nays – Thomas, Pack ***Motion Approved***

APPROVE ORDINACE REVIEW PROJECT

Motion by Treasurer Preston, supported by Clerk Elwell to approve and authorize the Supervisor to sign the Service Agreement; Blackman Charter Township Zoning Ordinance Review, Project #2026037 from Beckett & Raeder, Inc. (Master Plan review) Estimated cost; $4,500 - $5,500
Roll Call: *Ayes – Jancek, Ambs, Boulter, Pack, Elwell, Preston, Thomas*
Nays – None ***Motion Approved***

ZONING BOARD OF APPEALS

1. Meeting Minutes from Zoning Board of Appeals meeting Tuesday, June 23, 2026
2. Case #1610 Variance requesting a 6' side setback for a new home - approved
3. Case #1609 Variance requesting fence height from 6' to 8' with barb/razor wire top – approved (address 1990 is corrected to 1980 Parnall Road; the new public safety building)

PARKS & RECREATION

1. Meeting Minutes from Parks & Recreation meeting Thursday, July 16, 2026
2. Tylutki – concrete site preparation. Concrete work by Cook
3. French drain at Rod Mills has not started
4. Area 19 Special Olympics, August 29th soccer game; regional tournament; 10 teams to play

TECHNOLOGY COMMITTEE

1. Meeting Minutes from Technology Committee meeting Wednesday, July 18, 2026

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APPROVE QUOTE #BN018684 FROM VC3 - 8 LAPTOPS FOR PUBLIC SAFETY

Motion by Supervisor Jancek, supported by Clerk Elwell to approve Quote #BN018684 from VC3 for the replacement of eight (8) laptops for Public Safety in the amount of $22,775.00
Roll Call: *Ayes - Thomas, Ambs, Elwell, Jancek, Pack, Boulter, Preston*
Nays - None ***Motion Approved***

APPROVE QUOTE #JC018861 FROM VC3 - 6 LAPTOPS FOR TOWNSHIP OFFICE

Motion by Supervisor Jancek, supported by Treasurer Preston to approve Quote #JC018861 from VC3 for the replacement of six (6) laptops for Township Office in the amount of $12,295.00
Roll Call: *Ayes – Preston, Boulter, Thomas, Ambs, Pack, Elwell, Jancek*
Nays - None ***Motion Approved***

APPROVE QUOTE #JC018863 FROM VC3 – 1 DESKTOP FOR TOWNSHIP OFFICE

Motion by Supervisor Jancek, supported by Trustee Boulter to approve Quote #JC018863 from VC3 for the replacement on one (1) desktop for Township Office in the amount of $1,900.00
Roll Call: *Ayes – Pack, Elwell, Preston, Boulter, Thomas, Jancek, Ambs*
Nays - None ***Motion Approved***

UTILITIES COMMITTEE

ORDINANCE REVIEW COMMITTEE

1. Second Reading of the Proposed Ordinance 57 Amendment to Chapter 55, Part 1, Article I, Keeping of Exotic Animals or Pets to add Backyard Chickens

Motion by Treasurer Preston to approve the second reading of the Proposed Ordinance 57 Amendment to Chapter 55, Part 1, Article 1, Keeping of Exotic Animals or Pets to add Backyard Chickens, supported by Clerk Elwell with the attempt to amend it with the document included in the board packet to make the minimum acreage .20 acres to .49 acres allowing 4 chickens; .50 acres to .74 allowing 6 chickens; .75 acres to .99 acres allowing 8 chickens; and 1 acre or more allowing 12 chickens. The no roosters, properties zoned suburban residential and urban residential restrictions will still apply.
Discussion:
Treasurer Preston rejects the additional amendment and calls to strike the line 2) (c) minimum of .20 acre thru .49 acre, 4 chickens maximum and to change the last sentence to read; Minimum lot size to have chickens is .50 acre. That amendment is rejected by Clerk Elwell. Treasurer Preston pulls his motion to review the new amendment.

Motion by Clerk Elwell, supported by Trustee Thomas to approve amended language changes to include minimum of .20 acres to .49 acres allowing 4 chickens; .50 acres to .74 allowing 6 chickens; .75 acres to .99 acres allowing 8 chickens; and 1 acre or more allowing 12 chickens
Discussion:
Trustee Ambs has received several calls from residents supporting chickens but do not agree on the minimum acreage of .20; they want a minimum of .50 acres.

Motion by Treasurer Preston to strike the line 2) (c) minimum of .20 acre thru .49 acre, 4 chickens maximum and to change the last sentence from: Minimum lot size to have chickens is .20 acre to read; Minimum lot size to have chickens is .50 acre.
Discussion:
Clerk Elwell has received several calls in support of chickens, a resident supporting chickens but was concerned about attracting predators

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Supervisor Jancek has received several calls in opposition of chickens
Clerk Elwell informs the board that many other municipalities allow chickens and believes there is a silent majority that supports allowing residents to raise chickens and to feed their families. There will be several restrictions.
Treasurer Preston does not support opening up the entire township to allowing chickens on properties under .50 acres based upon close neighborhoods, setbacks and possible issues with enforcement.
Trustee Thomas after consideration, agrees with a minimum of .50
Trustee Ambs agrees with a minimum of .20 but the public does not
Trustee Pack agrees with a minimum of .20 acres, as do most people he has spoken with. Farming people will be responsible.
Trustee Thomas would like to withdraw his support of the minimum of .20 acres based on public safety concerns.
Trustee Pack will support Clerk Elwell's amendment.

Roll Call: *Ayes – Ambs, Thomas, Jancek, Preston,*
Nays – Elwell, Pack, Boulter ***Motion Approved***

Motion by Treasurer Preston, supported by Trustee Thomas to approve the second reading of the Proposed Ordinance 57 Amendment to Chapter 55, Part 1, Article 1, Keeping of Exotic Animals or Pets to add Backyard Chickens with the amendment of a minimum of .50 acres to .74 allowing 6 chickens; .75 acres to .99 acres allowing 8 chickens; and 1 acre or more allowing 12 chickens; and Minimum lot size to have chickens is .50 acre.

Roll Call: *Ayes – Elwell, Pack, Boulter, Ambs, Preston*
Nays – Thomas, Jancek ***Motion Approved***

NEW BUSINESS

ORDINANCE #134 TEMPORARY MORATORIUM ON DATA CENTERS

Motion by Supervisor Jancek, supported by Trustee Thomas to approve Ordinance #134; an ordinance to enact a temporary moratorium on data centers.
Roll Call: *Ayes – Jancek, Preston, Pack, Thomas, Elwell, Ambs, Boulter*
Nays – None ***Motion Approved***

RESOLUTION #07-2026-0720 AMEND GF BUDGET

Motion by Supervisor Jancek, supported by Trustee Thomas to approve Resolution #07-2026-0720; a resolution to amend the 2026 General Fund Budget
Roll Call: *Ayes –Boulter, Preston, Thomas, Jancek, Ambs, Elwell, Pack*
Nays – None ***Motion Approved***

APPROVE QUOTE #JWH003951 FROM MDIS

Motion by Supervisor Jancek, supported by Clerk Elwell to approve Quote #JWH003951 from MDIS to add RFID and electronic strikes to four (4) doors in the Township Office Building for the quoted price of $17,977.66
Roll Call: *Ayes –Jancek, Ambs, Boulter, Pack, Elwell, Preston, Thomas*
Nays – None ***Motion Approved***

HIRING ZONING ADMINISTRATOR

Motion by Clerk Elwell, supported by Trustee Boulter to approve the hiring of David Wilson as the Zoning Administrator at the applicable step of the wage matrix.
Discussion: To start at the initial wage, to transition from a full-time building inspector to a full-time zoning inspector and to contract out for building inspector after a 60 day transition period.

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Treasurer Preston offers a motion amendment to agree with hiring David Wilson as zoning administrator but does not agree with the 60 day transition period. Refer to the closed session, there are questions that need to be clarified.
Trustee Thomas calls to table until questions are clarified.
Treasurer Preston removes his motion

Motion by Trustee Thomas, supported by Treasurer Preston to table the hiring of David Wilson as the Zoning Administrator.
Roll Call: *Ayes –Preston, Boulter, Thomas, Ambs, Pack*
Nays – Elwell, Jancek ***Motion Approved***

BILLS

Motion by Supervisor Jancek, supported by Treasurer Preston to approve payment of bills on the Board Invoice Post Audit Report dated 07/06/26 in the amount of $1,066,903.56 and Board Invoice Report dated 07/21/26 in the amount of $1,177,784.13
Roll Call*: Ayes – Pack, Elwell, Preston, Boulter, Thomas, Jancek, Ambs*
Nays - None ***Motion Approved***

PUBLIC SAFETY BUILDING UPDATE

1. Progress Report from Jones Construction
2. Delay concrete work until next week due to extreme heat

EXTENDED PUBLIC COMMENT (Any Topic: three-minute limit

1. **Unnamed***, resident*
    a. Jimmies rezoning
3. **Dawn Warfield***, resident*
    a. Data centers, chickens
4. **Shirley Jancek***, resident*
    a. chickens
5. **Sally Heavy**, *resident*
    a. Jimmies rezoning
6. **Jessica Stellar**, *resident*
    a. Clinton Way
7. **Unnamed**, *resident*
    a. Jimmies property
8. **Unnamed**, *resident*
    a. Enforcement of ordinances

OPEN DISCUSSION

The Chairperson declared the meeting adjourned at 7:45pm.

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David Elwell, Township Clerk

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